

CITY OF FRISCO, TEXAS

ORDINANCE NO. 02-02-23

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NOS. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 AND 01-06-46; ADOPTING THE 2000 EDITION OF THE INTERNATIONAL BUILDING CODE, SAVE AND EXCEPT THE DELETIONS AND AMENDMENTS SET FORTH HEREIN; REGULATING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES WITHIN THE CITY OF FRISCO, TEXAS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Frisco, Texas ("Frisco") to repeal Ordinance Nos. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 and 01-06-46; and

WHEREAS, the City Council has further investigated and determined that it would be advantageous and beneficial to the citizens of Frisco to adopt the 2000 Edition of the International Building Code, save and except the deletions and amendments set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Repeal of Ordinance Nos. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 and 01-06-46. Ordinance Nos. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 and 01-06-46 are hereby repealed. Such repeal shall not abate any pending prosecution for violation of the repealed Ordinance Nos. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 and 01-06-46, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of Ordinance Nos. 91-09-03, 91-09-04, 95-07-04, 95-10-22, 00-03-04, 00-03-35, 00-05-12, 01-05-38 and 01-06-46.

SECTION 3: Adoption of the 2000 International Building Code. The International Building Code, copyrighted by the International Code Council, Inc., save and except the deletions and amendments set forth in Exhibit "A", attached hereto and incorporated herein for

all purposes, is hereby adopted as the building code for Frisco, regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures within Frisco (the "2000 International Building Code"). The 2000 International Building Code, save and except the deletions and amendments set forth in Exhibit "A", is made a part of this Ordinance as if fully set forth herein. Three (3) copies of the 2000 International Building Code, copyrighted by the International Code Council, Inc., are on file in the office of the City Secretary of Frisco being marked and designated as the 2000 International Building Code.


SECTION 4: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 5: Penalty Provision. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00), and each and every day that such violation continues shall be considered a separate offense; provided, however, that such penal provision shall not preclude a suit to enjoin such violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 7: Effective Date. This Ordinance shall become effective upon its passage and publication as required by the City Charter and by law.


DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this 5th day of February, 2002.


KATHLEEN A. SEE, Mayor

ATTESTED AND CORRECTLY
RECORDED:

APPROVED AS TO FORM:


NAN PARKER, City Secretary


ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.
RICHARD M. ABERNATHY
City Attorneys



Date(s) of Publication

August 8 & 15, 2002, Frisco Enterprise

EXHIBIT A
CITY OF FRISCO AMENDMENTS
2000 INTERNATIONAL BUILDING CODE

The following additions, deletions, and amendments to the 2000 International Building Code adopted herein are hereby approved and adopted.

Chapter 1. Administration

Section 101 General

101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to referenced codes and standards, each reference to said codes and standards shall be considered to reference the amendments as well. Any reference to any other code shall mean the code adopted by the City of Frisco as it currently exists or may be amended.

Section 105 Permits

105.1.1 Annual permits. This section is deleted in its entirety.

105.1.2 Annual permit records. This section is deleted in its entirety.

105.2 Work exempt from permit. This section is amended by the deletion of items 1, 2, and 6. Item 4 is amended as follows.

Retaining walls not over **3 feet** in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.

Section 107 Temporary Structures and Uses

107.1 General. The Building Official is authorized to issue permits for temporary structures and temporary uses. Such permits shall be issued upon compliance the requirements of Section 3103 as amended or other Ordinances applicable to temporary structures or temporary uses.

Section 108 Fees

108.2 Schedule of permit fees. Permit fees shall be calculated using Table 1-A of the 1997 Uniform Building Code. Valuations shall be based on the most current valuation information published by the International Conference of Building Officials in *Building Standards Magazine*. Building permit fees for commercial projects shall be calculated on the basis of sixty percent (60%) of the calculated value, unless a different percentage is approved by the City Council.

108.2.1 Miscellaneous fees. Miscellaneous permit fees shall be as follows.

1. Certificate of Occupancy	\$100.00
2. Certificate of Occupancy (non-conforming use)	\$ 25.00
3. Demolition Permit	\$ 50.00
4. Detached Accessory Building (<100 sq. ft.)	\$ 25.00
5. Detached Accessory Building (>100/ <160 sq. ft.)	\$150.00
6. Detached Accessory Building (>160 sq. ft.)	Table 1-A
7. Duplicate Permit Card	\$ 10.00
8. Irrigation Permit	\$ 35.00
9. Reinspection Fees (residential)	\$ 30.00
10. Reinspection Fees (commercial)	\$ 35.00
11. Spa Permit	\$ 50.00
12. Structural Moving Permit	\$ 50.00
13. Swimming Pools (aboveground)	\$ 50.00
14. Swimming Pools (in-ground)	\$100.00
15. Temporary Building Permit	\$ 50.00
16. Underground Fuel Storage Tank	\$150.00

108.2.2 Plan review fees. Plan review fees shall be required when, in the judgment of the Building Official, submitted documents require special review by a third party Plan Review Service. The plan review fee shall be sixty-five percent (65%) of the building permit fee as calculated in Table 1-A of the 1997 Uniform Building Code. The plan review fees specified in this section are separate and in addition to the required building permit fees.

Additional plan review required by changes, additions, or revisions to approved plans will assessed a plan review fee at the rate of fifty dollars (\$50.00) per hour with a minimum charge of one (1) hour.

108.6 Refund policy. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize the refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official may not authorize the refunding of any fee paid except upon written request filed by the original permittee not later than 180 days after the date of the fee payment.

Section 109 Inspections

109.3.5 Lath or gypsum board inspection. This section is amended by the deletion of the exception.

Chapter 2 Definitions

Section 202 Definitions Add a new definition to read as follows.

High-Rise Building is a building having floors used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access.

Chapter 3 Use and Occupancy Classifications

Section 302 Classification

302.3.3 Separated Uses. Exception #2 is amended as follows.

2. The private garage shall be separated from the residence and its attic area by a minimum of 5/8 inch Type X gypsum board applied to the garage side. Door openings between the garage and the residence shall be tight fitting and self closing, and be equipped with a solid wood door not less than 1 3/8 inches thick, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or doors in compliance with Section 714.2.3

Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Section 403 High-Rise Buildings

403.1 Applicability. The provisions of this section shall apply to buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access.

403.1 Exception #3 shall be amended as follows.

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

403.2 Automatic sprinkler systems. Exception #2 shall be deleted in its entirety.

Section 406. Motor Vehicle Related Occupancies.

406.6.1 Repair Garages. A repair garage is any building or part thereof which is used for painting, body and fender work, engine overhauling or other major repair of motor vehicles. This occupancy shall not include motor vehicle service stations, as regulated in Section 406.5

This occupancy shall include garages involved in servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such non-major repair. When the repair garage is only involved in such minor repair, it need not comply with Section 406.6.2.

Chapter 5 General Building Heights and Areas

Section 501 General

501.2 Premises Identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property and from all alleyways, fire lanes, or other vehicle access to the rear of buildings. Letters or numbers shall be a minimum of six (6) inches in height with a minimum stroke of one (1) inch, and shall be of a contrasting color to the background. Where buildings do not immediately front on a street, approved six (6) inch height building letters or numerals and three (3) inch height apartment/suite numbers of a contrasting color to the background, shall be placed on all new and existing buildings or structures.

Section 506 Area Modifications

506.2.2 Open space limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered accessible, if not in direct contact with a street or fire lane, a minimum ten (10) feet wide paved pathway from the street or approved fire lane must be provided.

Chapter 7 Fire Resistance Rated Construction

Section 708 Fire Partitions

708.1 General. Wall assemblies installed as required by Sections 310.3, 402.7.2 and 1004.3.2.1 shall comply with this section. These include:

1. Walls separating dwelling units.
2. Walls separating guest rooms in occupancies in Group R-1.
3. Walls separating tenant spaces in Group B and Group M occupancies and in covered mall buildings.
4. Corridor walls.

708.3 Fire-resistance rating. Exception #2 is deleted in its entirety.

708.4 Continuity. Exception # 4 is deleted in its entirety.

Chapter 9 Fire Protection Systems

Section 901 General

901.2 Fire protection systems. Fire protection systems shall be installed, repaired, operated, and maintained in accordance with this code and the Fire Code adopted by the City of Frisco as it currently exists or may be amended. Any reference herein to the *International Fire Code* shall be considered to mean the Fire Code as adopted by the City of Frisco.

All fire protection systems shall be approved by the Fire Marshal. Any reference in this chapter referencing approvals by the building official shall be considered to mean approval by the Fire Marshal.

Section 903 Automatic Sprinkler Systems

903.1.2 Residential systems. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D and NFPA 13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as “trade-offs”, permitted by other requirements of this code.

In addition, residential sprinkler systems installed in accordance with NFPA 13R must include attic sprinkler protection to be recognized for the purposes of such trade-offs permitted by other sections of this code.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exist:

1. The fire area exceeds 5,000 square feet (464.5 m), or is greater than two stories in height.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi theater complex.

903.2.1.1 Group A-2. An automatic sprinkler system shall be provided for Group A-2 Occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5 m), or is greater than two stories in height
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The occupancy contains an establishment where alcoholic beverages are served.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5 m), or is greater than two stories in height.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor level other than the level of exit discharge.

Exception. The exception to this section is deleted in its entirety.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exist:

1. The fire area exceeds 5,000 square feet (464.5m), or is greater than two stories in height.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Exception: The exception to this section is deleted in its entirety.

903.2.2 Group E. An automatic sprinkler system shall be provided in all Group E Occupancies regardless of floor area or height.

903.2.7 Group R-1. An automatic sprinkler system shall be provided throughout all buildings containing Group R-1 Occupancies.

Exception: A residential sprinkler system in accordance with Section 903.3.1.2 may be allowed in buildings, or portions thereof, of Group R-1 occupancies with the approval of the Fire Marshal.

903.2.8 Group R-2. An automatic sprinkler system shall be provided throughout all buildings containing Group R-2 Occupancies.

Exception: A residential sprinkler system in accordance with Section 903.3.1.2 may be allowed in buildings, or portions thereof, of Group R-2 occupancies with the approval of the Fire Marshal.

903.2.10 Group S-1. An automatic sprinkler system shall be provided in all buildings containing a Group S-1 occupancy where the floor area exceeds 5,000 square feet, or is greater than two stories in height.

903.2.10.3 Self service storage facilities. An automatic sprinkler system shall be installed throughout all buildings containing a Group S-1 self service storage facility. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. The screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

903.2.12 All occupancies except Group R-3. An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.12.1 through 903.2.12.6.

903.2.12.3 Buildings over 35 feet in height. Automatic sprinkler systems shall be provided throughout buildings with a floor level, other than penthouses in compliance

with Section 1509, that is located thirty-five (35) feet or more above the lowest level of fire departments vehicle access.

Exception: Open parking structures in compliance with Section 406.3

903.2.12.4 High-piled combustible storage. For any building with a clear height exceeding twelve (12) feet, see Article 81 of the Uniform Fire Code to determine if those provisions apply.

903.2.12.5 Spray booths and rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire extinguishing system.

903.2.12.6 Buildings greater than 5,000 square feet. Automatic sprinkler systems shall be installed:

1. In all new buildings with a gross floor area of 5,000 square feet or greater and/or greater than two stories in height.
2. In existing buildings when additions are made that increase the gross floor area to 5,000 square or greater and/or greater than two stories in height.
3. In existing buildings with a gross floor area greater than 5,000 square feet when any alteration is made affecting thirty percent (30%) or more of the building.

For the purpose of this provision, fire walls shall not define separate buildings.

903.3.1.1.1 Exempt locations. When approved by the authority having jurisdiction, automatic sprinkler systems shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire resistance rated construction, or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire resistance rating of not less than two (2) hours.

903.3.5 Water supplies. Add a second paragraph to this section as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor.

903.4 Sprinkler system monitoring and alarms. Add a second paragraph after the exceptions to this section as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 905 Standpipe Systems

905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry systems shall be supervised with a minimum of 10 psig and maximum of 40 psig air pressure with a high/low alarm.

905.3.2 Building area. Delete exceptions #1 and #2 to this section.

905.4 Location of Class I standpipe hose connections. Amend item #5 as follows:

4. Where the roof has a slope less than 4 units vertical in twelve units horizontal (33.3%), each standpipe shall be provided with a two-way hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

905.9 Valve supervision. Add a second paragraph after the exceptions to this section as follows:

Sprinkler and standpipe system water flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 907 Fire Alarm and Detection Systems

Section 907.1.3 Design standards. All alarm systems new or replacement serving fifty (50) or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than seventy-five (75) smoke detectors or more than two hundred (200) total alarm actuating devices shall be analog intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds thirty percent (30%) of the building. When cumulative building remodel or expansion exceeds fifty percent (50%) of the building, the system must comply within eighteen (18) months of permit application.

907.2.3 Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved

smoke detections system shall be installed in Group E day care occupancies. Unless separated by a minimum of one hundred (100) feet open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. Group E educational and day care occupancies with an occupant load of less than fifty (50) when provided with an approved automatic sprinkler system.
- 1.1 Residential In-Home day care with not more than twelve (12) children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 ½ or less years of age, see Section 907.2.6).

907.2.12 High-rise buildings. Buildings having floors used for human occupancy located more than fifty-five (55) feet above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with Section 902.2.12.2

907.2.12.2 Emergency voice/alarm communications system. The operation of any automatic fire detector, sprinkler water-flow device, or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions on a general or selective basis to the following terminal areas a minimum of the alarming floor, the floor above, and the floor below in accordance with the Fire Code adopted by the City of Frisco.

1. Elevators.
2. Elevator lobbies.
3. Corridors.
4. Exit stairways.
5. Rooms and tenant spaces exceeding 1,000 square feet in area.
6. Dwelling units in Group R-2 occupancies.
7. Hotel guest rooms or suites in Group R-1 occupancies.
8. Areas of refuge as defined in this code.

907.3 Manual fire alarm boxes. Manual fire alarm boxes shall be installed in accordance with Sections 907.3.1 through 907.3.5. Manual fire alarm devices shall be an approved double action type.

907.5.1 Wiring installation. All fire alarm systems shall be installed in such manner that the failure of any single alarm-actuating or alarm-indicating device will not interfere with the normal operation of any other such devices. All systems shall be Class "A" wired with a minimum of six feet of separation between supply and return loops.
IDC – Class "A" style – D – SLC Class "A" Style 6 – notification Class "B" Style Y.

907.8.2 High-rise buildings. In buildings used for human occupancy that have floors located more than fifty-five (55) feet above the lowest level of fire department vehicle

access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection devices or suppression systems.

Chapter 10 Means of Egress

Section 1003.2.3 Egress width. The means of egress width shall not be less than required by this section. The total width of means of egress in inches shall not be less than the total occupant load served by the means of egress multiplied by 0.3 for stairways, 0.2 for other means of egress, or the factors in Table 1003.2.3 for Groups H-1 through H-4 and I-2 and not less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The required capacity required from any story of a building shall be maintained to the termination of the means of egress.

Section 1003.2.12.2 Opening limitations.

Exceptions

3. In occupancies in Group I-3, F, H or in non-public portions of S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches to pass through any opening.

Section 1004.3.2.1 Corridor construction.

Exception

5. In Group B office buildings, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when the space is equipped with an approved automatic smoke-detection system within the corridor. The actuation of any detector shall activate alarms audible in all areas served by the corridor. The smoke-detection system shall be connected to the building's fire alarm system where such system is provided.

Table 1004.3.2.1 Corridor Fire-Resistance Rating

Occupancy Groups	Occupant Load Served	Required Fire-Resistance
A,B,E,F,M,S,U	Greater than 30	1-Hr with/without sprinklers

Section 1004.3.2.3 Dead Ends.

Exceptions:

2. In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed fifty (50) feet provided that the corridor is of 1-hour rated construction, the building is provided with an automatic fire

detection and alarm system, and the maximum travel distance from the further most point of the area served to the end of the dead end corridor does not exceed two hundred (200) feet.

Section 1005.3.2.5 Smoke-proof enclosures. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves stories where the floor surface is located more than fifty-five (55) feet above the lowest level of fire department vehicle access or more than thirty (30) feet below the level of exit discharge serving such floor levels shall be a smoke-proof enclosure or pressurized stairway in accordance with Section 909.20.

Chapter 11 Accessibility

Section 1101.2 Design. Add the following exception.

Exception: Buildings regulated under State Law and built in accordance with State certified plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of this Chapter.

Section 1108.2.1 Unisex toilet and bathing rooms. In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate of six or more male or female water closets are provided. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement. In recreational facilities where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within unisex toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy.

Chapter 12 Interior Environment

Section 1202 Ventilation

1202.2 Attic spaces. Add a second paragraph to this section as follows:

Roof framing members shall be sized to the proper depth to allow for the insulation necessary to meet the building envelope requirements and the required one inch air space.

Section 1208 Access to unoccupied spaces.

Section 1208.3 Mechanical appliances. Access to mechanical equipment installed in under floor areas, in attic spaces, and on roofs or elevated structures shall be in accordance with the Mechanical Code as adopted by the City of Frisco.

As a minimum, access to mechanical equipment in attic spaces shall be provided by one of the following:

1. A permanent stair or ladder.
2. A pull down stair with a minimum 300 pound capacity.
3. An access door from an upper floor level.

Chapter 14 Exterior Walls

Section 1403 Performance requirements.

Section 1403.3 In all framed walls, floors, and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as not to trap moisture. Vapor retarders shall be tested in accordance with ASTM E 96.

Chapter 15 Roof assemblies and rooftop structures.

Section 1503.4 Roof drainage. Roofs shall be sloped a minimum of one unit vertical in 48 units horizontal (2% slope) for drainage. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Roof drains and gutter downspouts shall discharge into the site storm drainage and detention system. Where a site storm drainage system is not available, roof drains and downspouts may discharge at grade provided that the discharge does not flow across walkways providing access to building entrances.

Section 1503.4.1 Overflow drains and scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located two inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of four (4) inches may be installed in the adjacent parapet wall with the inlet flow line located two inches above the low point of the adjacent roof.

Overflow drain systems shall have piping and point of discharge separate from the primary roof drain system. Discharge shall be at grade in an approved location which would normally be observed by building occupants or maintenance personnel.

Section 1503.4.2 Over public property. Roof drainage water from a building shall not be permitted to flow over public property or onto adjacent properties. The building official may require that downspouts be collected in a storm water drainage system and discharged to the street storm gutter or alley.

Section 1503.4.3 Design and installation. The design, sizing and installation of roof drainage systems shall in accordance with the Plumbing Code adopted by the City of Frisco as it currently exists or may be amended.

Table 1505.1 Minimum roof covering classification. Footnotes b and c are amended as follows:

b. All individual replacement shingles or shakes shall be in compliance with the rating as required by this table.

c. Non-classified roof coverings may be used on buildings of U occupancies having not more than 120 square feet of projected roof area. When exceeding 120 square feet of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

Section 1506.1.1 Wood shingles and shakes where permitted. Where the terms wood shingles or wood shakes are used in this code, they shall be construed to mean fire-retardant treated wood shingles or shakes. The use of wood shingles or shakes shall be restricted to single family dwelling roof coverings only.

Section 1505.7 Special purpose roofs. Delete this section in its entirety.

Chapter 27 Electrical

Section 2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the Electrical Code adopted by the City of Frisco as it currently exists or may be amended.

Chapter 28 Mechanical systems

Section 2801.1 Scope. Mechanical appliances, equipment and systems shall be designed, constructed, installed and maintained in accordance with the Mechanical Code and/or Fuel Gas Code as adopted by the City of Frisco as it currently exists or may be amended. Masonry chimneys, fireplaces and barbecues shall comply with the Mechanical Code and Chapter 21 of this code.

Chapter 29 Plumbing systems

Section 2901.1 Scope. The provisions of this chapter and the Plumbing Code as adopted by the City of Frisco, as it currently exists or may be amended, shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the Plumbing Code adopted by the City of Frisco as it currently exists or may be amended.

Chapter 31 Special Construction

Section 3103 Temporary, moved, or portable structures.

Section 3103.1 General. Temporary, moved, or portable type structures shall be prohibited in the City of Frisco except in the following conditions:

1. Mobile homes or manufactured homes in the appropriate zoning districts.
2. Residential accessory buildings not exceeding one hundred sixty (160) square feet. Accessory buildings in excess of one hundred (100) square feet must be of exterior materials similar to the main structure. Accessory buildings in excess of one hundred sixty (160) square feet must meet the masonry requirements of Section 36.9 of Frisco's Comprehensive Zoning Ordinance No. 93-07-11 as it currently exists or may be amended.
3. Temporary sales offices in residential subdivisions for a period not to exceed one hundred twenty (120) days, during construction of model homes.

4. Temporary construction offices may be permitted in residential subdivisions; however, the permit shall expire and the office removed when ninety percent (90%) of the lots in the subdivision served by the office have been sold. Temporary construction on commercial construction sites must be removed at the completion of the project served by the office and prior to the issuance of a Certificate of Occupancy.
5. Schools (kindergarten (K) through grade twelve (12)), churches or governmental agencies may apply for a permit for a new, temporary portable building, provided that evidence of immediate need for additional space is submitted. Plans must be submitted to provide for a permanent solution to the immediate need such that a time limitation may be established for the temporary structure. Temporary structures may be permitted for a maximum period of two (2) years. Sixty days prior to expiration of the permitted time, Frisco may attempt to notify the owner of the permit expiration; however, Frisco's failure to provide such notification shall not waive its right to enforce any and all provisions of this Ordinance. Any extensions to the time period can only be approved by the City Council. City Council may deny the extension if owner has not proceeded or failed to make significant progress toward the permanent solution.

Section 3103.1.1 Permit required. No temporary, moved, or portable structure shall not be erected, installed, operated or maintained for any purpose without obtaining a permit from the building official.

Section 3109 Swimming pool enclosures.

Section 3109.2 Definitions.

Private Pools means any swimming pool appurtenant to a single family or duplex residence and used only by the occupants of the residence and their guests.

Public Pool means a swimming pool to which the general public has access.

Semi-public Pool means a swimming pool that is privately owned and open only to an identifiable class of persons, including, but not limited to, motel guests, apartment residents and club or association members.

Section 3109.3 Public pools. Public swimming pools shall be completely enclosed with a fence or screen enclosure at least seven (7) feet in height. Openings in the fence shall not permit the passage of a four (4) inch diameter sphere. Gates shall be self-closing and self-latching. The enclosure shall comply with the requirements in Section 3109.4.1 through 3109.4.7.

Section 3109.3.1 Semi-public pools. Semi-public swimming pools shall be completely enclosed with a fence or screen enclosure at least six (6) feet in height. Openings in the

fence shall not permit the passage of a four (4) inch diameter sphere. Gates shall be self-closing and self-latching. The enclosure shall comply with the requirements in Section 3109.4.1 through 3109.4.7.

Section 3109.4 Residential pools. Residential or private pools shall comply with Sections 3109.4.1 through 3109.4.8.

Chapter 33 Safeguards during construction.

Section 3305 Sanitary.

Section 3305.1 Facilities required. Each permitted construction project in the City of Frisco shall be provided with at least one (1) temporary portable toilet facility for use by employees and subcontractors. Builders or contractors with multiple permits in a subdivision shall provide one portable toilet for a maximum five permits. Portable toilet facilities shall be located in the rear portion of lots where alley access is available. Portable toilet facilities shall not be placed in street or alley right-of- ways. The builder or permit holder shall be responsible for ensuring that toilet facilities are maintained in a sanitary condition. The building official may, at his discretion, require that additional toilet facilities be provided if these requirements prove to be insufficient.

Section 3305.2 Trash receptacles. Each permitted construction project in the City of Frisco shall be provided with receptacles of a sufficient size and number to contain jobsite trash and debris, including, but not limited to, food wrappers and containers from workers lunches. Trash receptacles shall be maintained on site at all times during construction activities. The builder or permit holder shall be responsible for ensuring that trash receptacles are utilized by all employees and subcontractors, and that all trash is removed at intervals adequate to maintain a clean job site. In addition to the required receptacles, each lot shall be provided with screen fencing to prevent wind blown trash and debris from adjacent lots.